

LAW OFFICE

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September 24, 2007

City of Las Vegas Planning Department.  
731 South Fourth Street  
Las Vegas, NV, 89101

Re: Review of Condition # 5 of SUP-17308-06

Dear Sir / Madam,

Please be advised that this firm represents Ed Kashat, dba Super Mart in connection with this application to allow for sale of individual containers of beer, wine and wine coolers. This use is within the C-1 district where the property is located. The subject retail store obtained a Special Use Permit allowing off-site sales of beer/wine/cooler in December 2006. A condition of this use permit (attached) is that single containers not be offered for sale.

The property is a 3000 square foot retail unit located at 6595 Smoke Ranch Road. The business is considered a General Retail Store. This market differs from a traditional convenience store in that approximately half of the floor area is used for family sized packages of traditional groceries as well as unique ethnic foods. Another large portion of the floor area is used for house wares and automobile supplies. The customer base largely consists of residents of the near-by single family housing and people in search of specialized ethnic foods. Because the site is located approximately 1000 feet from the nearest commercial arterial, there is minimal non-resident foot traffic past the store. As such, the likelihood of vagrant traffic into the store is low.

The store and building are impeccably maintained and have operated without incident since the original Special Use Permit was granted in 2006. Appropriately, we request that this store be permitted to sell single containers of wine/beer/coolers permitted by code.

Thank you for your consideration. If you have questions or concerns, please contact me at (702) 598-1408



Lora Dreja  
Land Planner

**ROC-24755**  
**11-07-07 CC**

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